

By: Geren

H.B. No. 3073

Substitute the following for H.B. No. 3073:

By: Isett

C.S.H.B. No. 3073

A BILL TO BE ENTITLED

1 AN ACT  
2 relating to charges at closing of certain real property  
3 transactions.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Chapter 2501, Insurance Code, is amended by  
6 adding Section 2501.008 to read as follows:

7 Sec. 2501.008. THIRD-PARTY CHARGES. A title insurance  
8 company, title insurance agent, or direct operation may charge,  
9 separate from the title insurance premium, any actual costs  
10 incurred in connection with a closing and settlement, including:

11 (1) a charge by a third party, such as a governmental  
12 entity, for an electronic filing fee; or

13 (2) a fee of a third party for a service rendered or  
14 performed.

15 SECTION 2. This Act applies only to a real property  
16 transaction that closes on or after the effective date of this Act.  
17 A real property transaction that closes before the effective date  
18 of this Act is governed by the law as it existed immediately before  
19 the effective date of this Act, and that law is continued in effect  
20 for that purpose.

21 SECTION 3. This Act takes effect January 1, 2010.